

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____ Chapter 11☐ Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 975 Walton Bronx LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 47-2516815

4. Debtor's address Principal place of business

5712 New Utrecht Ave
Brooklyn, NY 11219-4633

Number, Street, City, State & ZIP Code

Kings
 County

Mailing address, if different from principal place of business

1449 37th St
Ste 608
Brooklyn, NY 11218-4381

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Bronx, New York
 Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: _____

Debtor 975 Walton Bronx LLC
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor 975 Walton Bronx LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds**

Check one:

☐ Funds will be available for distribution to unsecured creditors.☒ After any administrative expenses are paid, no funds will be available to unsecured creditors.**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor 975 Walton Bronx LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.


**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 24, 2021
MM / DD / YYYY**X /s/ David L. Smith, Esq.**
Signature of authorized representative of debtorDavid L. Smith, Esq.
Printed nameTitle Manager**18. Signature of attorney****X /s/** 
Signature of attorney for debtorDate February 24, 2021
MM / DD / YYYYKevin J. Nash
Printed nameGoldberg Weprin Finkel Goldstein LLP
Firm name1501 Broadway 22nd Floor
New York, NY 10036
Number, Street, City, State & ZIP CodeContact phone (212) 221-5700Email address knash@gwfglaw.com_____
Bar number and State

975 WALTON BRONX LLC

COMPANY RESOLUTION IN SUPPORT OF CHAPTER 11 FILING

WHEREAS, the corporate affairs of 975 Walton Bronx LLC (the “Company”) are governed by certain Second Amended and Restated Operating Agreement (the “Operating Agreement”); and

WHEREAS, in accordance with the Operating Agreement, a series of special meetings of the Company having been called and convened with the last occurring on February 24, 2021, and upon motion duly made and carried, the following resolutions were adopted:

RESOLVED, that David L. Smith is designated as the manager and restructuring officer of the Company for purposes of filing and prosecuting the Chapter 11 filing on behalf of the Company;

RESOLVED, the Company is authorized to file a voluntary petition for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”), in the United States Bankruptcy Court for the Eastern District of New York; and it is further

RESOLVED, David L. Smith is authorized to act on behalf of the Company to (a) execute the Chapter 11 petition and all other related papers, and other documents, and cause the same to be filed with the Bankruptcy Court; (b) cause the Company to file all schedules, statements, lists, motions, applications and other papers necessary or desirable to prosecute the Chapter 11 case and achieve confirmation of a plan of reorganization; and (c) pursue a restructuring of the Company’s debts and obligations; and it is further

RESOLVED, that the Company is authorized to retain the law firm of Goldberg Weprin Finkel Goldstein LLP as counsel in the Chapter 11 case under a general retainer.

Dated: New York, New York
February 25, 2021

975 WALTON BRONX LLC

By: THE J PARTNERS GROUP LLC,
Managing Member

By: /s/ David L. Smith
David L. Smith
Authorized Signatory

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

975 Walton Bronx LLC,

Case No.

Debtor.
-----X

**DEBTOR'S DECLARATION
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-2**

David L. Smith declares the following under penalties of perjury pursuant to 28 U.S.C. § 1746:

1. I have been engaged by the Debtor, 975 Walton Bronx LLC (the "Debtor") to act as the Company's non-member manager and restructuring officer for purposes of pursuing the Debtor's debt restructuring efforts in connection with the commencement of this Chapter 11 case.

2. I respectfully submit this Declaration in accordance with Local Bankruptcy Rule 1007-2 in support of the Debtor's filing of a voluntary petition under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code").

Events Necessitating the Chapter 11 Filing

3. The Debtor is a New York limited liability company which primarily owns a multi-family residential apartment building at 975 Walton Avenue, Bronx, NY containing approximately 182 apartments and approximately five (5) commercial leases including a cell tower (the "Building"). The Building was acquired by Debtor in or about 2015 with certain acquisition and mortgage financing provided by Investors Bank ("Investors") in the principal sum of \$22.5 million (the "Mortgage").

4. For many years, the Debtor was able to regularly service the mortgage debt without default. However, with the onset of the Covid-19 pandemic in March, 2020, the Debtor witnessed an interruption in the collection of rents. Cognizant of the impact of the current Covid-19 environment, the Debtor's sought a forbearance or modification from Investors including a moratorium in monthly payments. At various points, the Debtor was hopeful that Investors would be acceptable to a negotiated restructuring of the Mortgage and was disheartened to learn that Investors recently sold and assigned the Mortgage to a private investor, Walton Improvement Group LLC ("Walton Group"), on or about October 30, 2020.

5. Walton Group thereafter declared an acceleration of the entire debt on December 1, 2020 seeking to enforce defaults retroactive to the start of the pandemic in March 2020. That Walton Group is seeking to retroactively declare an acceleration suggests that the Mortgage is now held by a note buyer which appears intent on attempting to wrestle control of the Building from the Debtor and effectively capitalize on the pandemic.

6. Indeed, Walton Group has recently commenced a foreclosure action triggering the Debtor's need to seek Chapter 11 relief to maintain the status quo while revenue efforts at restructuring are pursued. The value of the Building is flux due to the Covid-19 pandemic with true amount depending on the level of NOI in juxtaposition to a proper cap rate. The Debtor's schedules list a range of values since cap rates are rising in today's environment which diminishes overall value.

7. However, the Building is worth attempting to save. The Chapter 11 offers the best path forward for a restructuring and allows the Debtor the opportunity to extend the mortgage debt under revised post-confirmation interest rates or the ability to cure the arrears and reinstate the original debt. The Debtor has several creditors, and this is not a two-party dispute.

Besides the Mortgage, the Building is also subject to a judgment entered in favor of Thor 975 Walton LLC (“Thor”) on August 25, 2020 in the sum of \$2,600,290 relating to pre-petition contract disputes. Thor has also noticed a judgment sale for March 10, 2021.

Local Rule 1007-2 Disclosures

8. Pursuant to Local Rule 1007-2(a)(3), no committee of creditors was formed prior to the filing of the Petition.

9. Pursuant to Local Rule 1007-2(a)(4), a list of the Debtor’s twenty largest creditors is included as part of the Debtor’s bankruptcy schedules.

10. Pursuant to Local Rule 1007-2(a)(5), Walton Group is the Debtor’s lead secured creditor and Thor 975 Walton Avenue LLC likely holds an undersecured judgment (in whole or part).

11. Pursuant to Local Rule 1007-2(a)(6), the Debtor’s assets and liabilities are set forth in the accompany bankruptcy schedules.

12. Pursuant to Local Rule 1007-2(a)(7), the membership interests of the Debtor are primarily held by the J Partners Group LLC.

13. Pursuant to Local Rule 1007-2(a)(8), none of the Debtor’s assets are in the possession of a custodian, receiver, mortgagee, or assignee of rents.

14. Pursuant to Local Rule 1007-2(a)(9), the Debtor owns the Building at 975 Walton Avenue, Bronx, NY.

15. Pursuant to Local Rule 1007-2(a)(10), the Debtor’s books and records are located at its business offices in Brooklyn.

16. Pursuant to Local Rule 1007-2(a)(11), a list of pending lawsuits is attached to the petition.

17. Pursuant to Local Rule 1007-2(a)(12), I am the current Manager and restructuring officer of the Debtor.

18. Pursuant to Local Rule 1007-2(b)(1), the Debtor maintains a monthly payroll of approximately \$10,000.00 based on a reduced union workforce of two employees. The Debtor previously maintained four employees and recently terminated two individuals.

19. The Building generates total rents of approximately \$232,000 per month and expenses of approximately \$178,000 per month without debt service.

Dated: New York, New York
February 24, 2021

/s/ David L. Smith
David L. Smith, Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

975 Walton Bronx LLC,

Case No.

Debtor.
-----X

LIST OF LAWSUITS

1. 975 Walton Bronx LLC v Thor 975 Walton Avenue LLC
Supreme Court of the State of New York, Bronx County
Index No. 21464/2018E
Breach of Contract

Attorneys for Defendant:
Joseph Matalon, Esq.
450 Seventh Avenue, 33rd Floor
BY, BY 10123

2. Leroy Sookdeo v. 975 Walton Bronx LLC
Supreme Court of the State of New York, Bronx County
Index No. 30018/2019E
Tort

Attorneys for Plaintiff
Ivan Diamond, Esq.
888 Grand Concourse, Suite 1-L
Bronx, NY 100451

3. Shinelle Sookdeo v. 975 Walton Bronx LLC
Supreme Court of the State of New York, Bronx County
Index No. 34656/2019E
Tort

Attorneys for Plaintiff
Rubenstein & Rynecki
16 Court Street, Suite 1717
Brooklyn, NY 11241

4. Estella Jones v. 975 Walton Bronx LLC
Supreme Court of the State of New York, Bronx County
Index No. 31539/2019E
Tort

Attorneys for Plaintiff
Mitchell Silbowitz, Esq.
25 West 43rd Street, Suite 722
New York, NY 10036

5. 975 Walton Bronx LLC v. Stephanny Perez
Bronx County Civil Court
Index No. LT-004021-19BX
Nonpayment of rent

Attorneys for Defendant
No appearance

6. 975 Walton Bronx LLC v. Pansy Vassell
Bronx County Civil Court
Index No. LT-028058-19BX
Nonpayment of rent

Attorneys for Defendant
No appearance

7. 975 Walton Bronx LLC v. Luz Marie DeJesus
Bronx County Civil Court
Index No. LT-040437-19BX
Nonpayment of rent

Attorneys for Defendant
No appearance

8. Walton Improvement Group LLC v. 975 Walton Bronx, LLC, et al.
Supreme Court, County of Bronx
Index No. 802465/2021E
Mortgage Foreclosure

Attorneys for Plaintiff
Parker Ibrahim & Berg LLP
Ben Z. Raindorf, Esq.
5 Penn Plaza, Suite 2371
New York, New York 10001

Dated: New York, New York
February 24, 2021

975 Walton Bronx LLC

By: /s/ David L. Smith
David L. Smith, Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

975 Walton Bronx LLC,

Case No.

Debtor.

-----X

LIST OF EQUITY HOLDERS

25-32 Crooke LLC	1.01%
The J Partners Group LLC	49.99%
Balance comprising treasury stock	49.00%

Dated: New York, New York
February 24, 2021

975 Walton Bronx LLC

By: /s/ David L. Smith
David L. Smith, Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

975 Walton Bronx LLC,

Case No.

Debtor.

-----X

BANKRUPTCY RULE 7007.1 CORPORATE OWNERSHIP STATEMENT

Pursuant to Bankruptcy Rule 7007.1, 975 Walton Bronx LLC certifies that it is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York
February 24, 2021

975 Walton Bronx LLC

By: /s/ David L. Smith
David L. Smith, Manager

Fill in this information to identify the case:

Debtor name **975 Walton Bronx LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION**

Case number (if known): _____

☐ Check if this is an amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Belkin Burden Wenig & Goldman, LLP 270 Madison Ave # 5 New York, NY 10016-0601			Unliquidated			\$0.00
Boro Water Services 5713 11th Ave Brooklyn, NY 11219-4508			Unliquidated			\$0.00
Bug A Boo Inc. PO Box 140337 Staten Island, NY 10314-0337						\$3,190.04
Correcttemp Inc. 1463 E 15th St Brooklyn, NY 11230-6601						\$2,081.69
Estella Jones c/o Mitchell Silbowitz, Esq. 25 W 43rd Steet Ste 711 New York, NY 10001			Unliquidated Disputed			\$0.00
G Bauer Inc. 1624 Webster Ave Bronx, NY 10457-8016						\$5,819.37
Goodstein PLLC 501 S G St Tacoma, WA 98405-4715						\$2,500.00

Debtor **975 Walton Bronx LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Green & Cohen, P.C. 319 E 91st St New York, NY 10128-5348						\$470.50
Jacobowitz Newman Tversky LLP 372 Pearsall Ave Ste C Cedarhurst, NY 11516-1816						\$2,374.50
JD Environmental Corp. 5014 16th Ave Brooklyn, NY 11204-1404						\$1,800.00
JD Lead 1973 52nd St Brooklyn, NY 11204-1732						\$3,800.00
Joe and Sons 145 Main Ave Passaic, NJ 07055-5452						\$150,000.00
Leroy Sookdeo c/o Ivan Diamond, Esq. 888 Grand Concourse Ste 1-L Bronx, NY 10451-2802			Unliquidated Disputed			\$0.00
Millennium Elevator Enterprises Inc. 2618 Avenue Z Brooklyn, NY 11235-2052						\$22,923.55
Mizrahi Law Offices, LLC PO Box 3254 Teaneck, NJ 07666-9105						\$3,845.00
NYC Water Board PO Box 11863 Newark, NJ 07101-8163						\$396,951.92

Debtor **975 Walton Bronx LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
NYS Dep't of Taxation Bankruptcy/Special Procedure PO Box 5300 Albany, NY 12205-0300		Tae	Unliquidated			\$0.00
Shinelle Sookdeo c/o Rubenstein & Rynecki 16 Court St Ste 1717 Brooklyn, NY 11241-1017			Unliquidated Disputed			\$0.00
SR Construction USA Inc. 460 Macdonough St # A Brooklyn, NY 11233-1510						\$2,450.00
Yardi Systems Inc. PO Box 82572 Goleta, CA 93118-2572						\$9,708.45

Fill in this information to identify the case:Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 202****Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets-Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 24, 2021☒ /s/ David L. Smith, Esq.

Signature of individual signing on behalf of debtor

David L. Smith, Esq.

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

☐ No. Go to Part 2.☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Investor BankOperatingunknown3.2. Signature BankThird Party Management Account\$371,888.00

4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$371,888.00**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

☐ No. Go to Part 3.☒ Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

7.1. Con Edison\$44,170.007.2. Investors Bank - tenant security deposits\$173,124.74

Debtor 975 Walton Bronx LLC Case number (if known) _____
 Name

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles
48. Watercraft, trailers, motors, and related accessories *Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels*
49. Aircraft and accessories
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)
Janitorial Equipment/Supplies \$5,000.00 \$5,000.00

51. Total of Part 8.
 Add lines 47 through 50. Copy the total to line 87.

\$5,000.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. <u>975 Walton Ave,</u> <u>Bronx, NY</u> <u>10452-9512</u>	<u>Fee</u>	<u>TBD</u>	<u>Income approach</u>	<u>\$13-20 million</u>

56. Total of Part 9.
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
 Copy the total to line 88.

\$0.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

Debtor 975 Walton Bronx LLC
Name

Case number (if known) _____

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes Fill in the information below.

Current value of
debtor's interest

71. **Notes receivable**
Description (include name of obligor)
72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**
75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed Examples: Season tickets, country club membership**

Insurance Claim\$400,000.00Con Ed Credit\$75,000.00

78. **Total of Part 11.**
Add lines 71 through 77. Copy the total to line 90.

\$475,000.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Debtor 975 Walton Bronx LLC
Name

Case number (if known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$371,888.00	
81. Deposits and prepayments. Copy line 9, Part 2.	\$217,294.74	
82. Accounts receivable. Copy line 12, Part 3.	\$753,614.47	
83. Investments. Copy line 17, Part 4.	\$0.00	
84. Inventory. Copy line 23, Part 5.	\$0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$5,000.00	
88. Real property. Copy line 56, Part 9.....>		\$0.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90. All other assets. Copy line 78, Part 11.	+ \$475,000.00	
91. Total. Add lines 80 through 90 for each column	\$1,822,797.21	+ 91b. \$0.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$1,822,797.21

Fill in this information to identify the case:

Debtor name **975 Walton Bronx LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A	Column B
Amount of claim	Value of collateral that supports this claim
Do not deduct the value of collateral.	
\$2,600,290.00	\$0.00

2.1 Thor 975 Walton Avenue LLC

Creditor's Name

c/o Joseph Matalon, Esq.
450 7th Ave Fl 33
New York, NY 10123-0083

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

1. Walton Improvement Group LLC
2. Thor 975 Walton Avenue LLC

Describe debtor's property that is subject to a lien
975 Walton Ave, Bronx, NY 10452-9512

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed**2.2 Walton Improvement Group LLC**

Creditor's Name

5676 Riverdale Ave Ste 307
Bronx, NY 10471-0403

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Describe debtor's property that is subject to a lien
975 Walton Ave, Bronx, NY 10452-9512

\$21,000,000.00**\$0.00**

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☐ No☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Debtor **975 Walton Bronx LLC**

Case number (if known)

Name

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.**1. Walton Improvement Group LLC****2. Thor 975 Walton Avenue LLC**

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent☒ Unliquidated☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$23,600,290.00**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Ben Z. Raindorf, Esq.
Parker Ibrahim & Berg LLP
5 Penn Plz Ste 2371
New York, NY 10001-1810**Line **2.2**

Fill in this information to identify the case:

Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim Priority amount

2.1 Priority creditor's name and mailing address
Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☒ Unliquidated☒ Disputed\$0.00 \$0.00

Date or dates debt was incurred _____

Basis for the claim: _____

Last 4 digits of account number _____

Is the claim subject to offset?

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

☒ No☐ Yes

2.2 Priority creditor's name and mailing address
NYC Dep't of Finance
Legal Affairs
345 Adams St Fl 3
Brooklyn, NY 11201-3719

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☒ Unliquidated☐ Disputed\$0.00 \$0.00

Date or dates debt was incurred _____

Basis for the claim: _____

Last 4 digits of account number _____

Is the claim subject to offset?

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

☒ No☐ Yes

Debtor	975 Walton Bronx LLC	Case number (if known)	
	Name		

2.3	Priority creditor's name and mailing address	As of the petition filing date, the claim is:	<u>\$0.00</u>	<u>\$0.00</u>
	NYS Dep't of Taxation Bankruptcy/Special Procedure PO Box 5300 Albany, NY 12205-0300	Check all that apply. <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Date or dates debt was incurred	Basis for the claim:		
	Last 4 digits of account number	Is the claim subject to offset?		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	<u>\$0.00</u>
	Belkin Burden Wenig & Goldman, LLP	<input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	270 Madison Ave # 5 New York, NY 10016-0601	Basis for the claim: __	
	Date(s) debt was incurred __	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Last 4 digits of account number __		

3.2	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	<u>\$0.00</u>
	Boro Water Services	<input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	5713 11th Ave Brooklyn, NY 11219-4508	Basis for the claim: __	
	Date(s) debt was incurred __	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Last 4 digits of account number __		

3.3	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	<u>\$3,190.04</u>
	Bug A Boo Inc.	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	PO Box 140337 Staten Island, NY 10314-0337	Basis for the claim: __	
	Date(s) debt was incurred __	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Last 4 digits of account number __		

3.4	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	<u>\$2,081.69</u>
	Correcttemp Inc.	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	1463 E 15th St Brooklyn, NY 11230-6601	Basis for the claim: __	
	Date(s) debt was incurred __	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Last 4 digits of account number __		

3.5	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	<u>\$0.00</u>
	Estella Jones c/o Mitchell Silbowitz, Esq. 25 W 43rd Steet Ste 711 New York, NY 10001	<input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
	Date(s) debt was incurred __	Basis for the claim: __	
	Last 4 digits of account number __	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Debtor <u>975 Walton Bronx LLC</u>		Case number (if known) _____	
Name			
3.6	Nonpriority creditor's name and mailing address G Bauer Inc. 1624 Webster Ave Bronx, NY 10457-8016 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$5,819.37</u>
3.7	Nonpriority creditor's name and mailing address Goodstein PLLC 501 S G St Tacoma, WA 98405-4715 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$2,500.00</u>
3.8	Nonpriority creditor's name and mailing address Green & Cohen, P.C. 319 E 91st St New York, NY 10128-5348 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$470.50</u>
3.9	Nonpriority creditor's name and mailing address Jacobowitz Newman Tversky LLP 372 Pearsall Ave Ste C Cedarhurst, NY 11516-1816 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$2,374.50</u>
3.10	Nonpriority creditor's name and mailing address JD Environmental Corp. 5014 16th Ave Brooklyn, NY 11204-1404 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$1,800.00</u>
3.11	Nonpriority creditor's name and mailing address JD Lead 1973 52nd St Brooklyn, NY 11204-1732 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$3,800.00</u>
3.12	Nonpriority creditor's name and mailing address Joe and Sons 145 Main Ave Passaic, NJ 07055-5452 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$150,000.00</u>

Debtor 975 Walton Bronx LLC

Case number (if known) _____

Name

3.13	Nonpriority creditor's name and mailing address Leroy Sookdeo c/o Ivan Diamond, Esq. 888 Grand Concourse Ste 1-L Bronx, NY 10451-2802 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$0.00</u> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.14	Nonpriority creditor's name and mailing address Millennium Elevator Enterprises Inc. 2618 Avenue Z Brooklyn, NY 11235-2052 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$22,923.55</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.15	Nonpriority creditor's name and mailing address Minkoff Locksmith LLC 1704 E 21st St Brooklyn, NY 11210-5038 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$0.00</u> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.16	Nonpriority creditor's name and mailing address Mizrahi Law Offices, LLC PO Box 3254 Teaneck, NJ 07666-9105 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$3,845.00</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.17	Nonpriority creditor's name and mailing address NYC Water Board PO Box 11863 Newark, NJ 07101-8163 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$396,951.92</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.18	Nonpriority creditor's name and mailing address Shinelle Sookdeo c/o Rubenstein & Rynecki 16 Court St Ste 1717 Brooklyn, NY 11241-1017 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$0.00</u> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.19	Nonpriority creditor's name and mailing address SR Construction USA Inc. 460 Macdonough St # A Brooklyn, NY 11233-1510 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <u>\$2,450.00</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor 975 Walton Bronx LLC <small>Name</small>	Case number (if known) _____
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3.20 Nonpriority creditor's name and mailing address Yardi Systems Inc. PO Box 82572 Goleta, CA 93118-2572 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,708.45 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
---	--

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	New York State Attorney General 120 Broadway New York, NY 10271-0002	Line <u>2.3</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	NYC Dept of Law Attn: Bernadette Brennan 100 Church St	Line <u>2.2</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>607,915.02</u>
5c.	\$ <u>607,915.02</u>

Fill in this information to identify the case:

Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest **Constr. Contract to Remedy Fire Damages**

State the term remaining

List the contract number of any government contract _____

Constr. Contract to Remedy Fire Damages2.2. State what the contract or lease is for and the nature of the debtor's interest **Residential and Commercial Leases**

State the term remaining

List the contract number of any government contract _____

Residential and Commercial Leases2.3. State what the contract or lease is for and the nature of the debtor's interest **Union Collective Bargaining Agreements**

State the term remaining

List the contract number of any government contract _____

Union Collective Bargaining Agreements

Fill in this information to identify the case:

Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address
2.1 Benzion Kohn	106 N Grove #101 East Orange, NJ 07017

Name
Walton Improvement Group LLC

Check all schedules that apply:

☒ D 2.2
☐ E/F _____
☐ G _____

Fill in this information to identify the case:

Debtor name 975 Walton Bronx LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206Sum**
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1 Summary of Assets1. *Schedule A/B: Assets-Real and Personal Property* (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B* \$ 13-20 million

1b. Total personal property:

Copy line 91A from *Schedule A/B* \$ 1,822,797.21

1c. Total of all property:

Copy line 92 from *Schedule A/B* \$ 14.8 - 21.8 million**Part 2** Summary of Liabilities2. *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)Copy the total dollar amount listed in Column A Amount of claim, from line 3 of *Schedule D* \$ 23,600,290.003. *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F* \$ 0.00

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F* +\$ 607,915.02

4. Total liabilities

Lines 2 + 3a + 3b

\$ 24,208,205.02

United States Bankruptcy Court
Eastern District of New York, Brooklyn Division

IN RE:

Case No. _____

975 Walton Bronx LLC

Chapter 11

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: February 24, 2021

/s/ David L. Smith, Esq.

Debtor

Joint Debtor

Attorney for Debtor

Belkin Burden Wenig & Goldman, LLP
270 Madison Ave # 5
New York, NY 10016-0601

Ben Z. Raindorf, Esq.
Parker Ibrahim & Berg LLP
5 Penn Plz Ste 2371
New York, NY 10001-1810

Benzion Kohn
106 N Grove St # 101
East Orange, NJ 07017-4761

Boro Water Services
5713 11th Ave
Brooklyn, NY 11219-4508

Bug A Boo Inc.
PO Box 140337
Staten Island, NY 10314-0337

Correcttemp Inc.
1463 E 15th St
Brooklyn, NY 11230-6601

Estella Jones
c/o Mitchell Silbowitz, Esq.
25 W 43rd Steet Ste 711
New York, NY 10001

G Bauer Inc.
1624 Webster Ave
Bronx, NY 10457-8016

Goodstein PLLC
501 S G St
Tacoma, WA 98405-4715

Green & Cohen, P.C.
319 E 91st St
New York, NY 10128-5348

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

Jacobowitz Newman Tversky LLP
372 Pearsall Ave Ste C
Cedarhurst, NY 11516-1816

JD Environmental Corp.
5014 16th Ave
Brooklyn, NY 11204-1404

JD Lead
1973 52nd St
Brooklyn, NY 11204-1732

Joe and Sons
145 Main Ave
Passaic, NJ 07055-5452

Leroy Sookdeo
c/o Ivan Diamond, Esq.
888 Grand Concourse Ste 1-L
Bronx, NY 10451-2802

Millennium Elevator Enterprises Inc.
2618 Avenue Z
Brooklyn, NY 11235-2052

Minkoff Locksmith LLC
1704 E 21st St
Brooklyn, NY 11210-5038

Mizrahi Law Offices, LLC
PO Box 3254
Teaneck, NJ 07666-9105

New York State Attorney General
120 Broadway
New York, NY 10271-0002

NYC Dep't of Finance
Legal Affairs
345 Adams St Fl 3
Brooklyn, NY 11201-3719

NYC Water Board
PO Box 11863
Newark, NJ 07101-8163

NYS Dep't of Taxation
Bankruptcy/Special Procedure
PO Box 5300
Albany, NY 12205-0300

Shinelle Sookdeo
c/o Rubenstein & Rynecki
16 Court St Ste 1717
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